



Entered on Docket
April 08, 2010

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

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Attorneys for Secured Creditor WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER
TO WELLS FARGO BANK SOUTHWEST, N.A. FORMERLY KNOWN AS
WACHOVIA MORTGAGE, FSB, FKA WORLD SAVINGS BANK, FSB

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

LYSA FISHER-BUONANNO,

Debtor(s).

Bankruptcy Case No. BK-S-09-24710-mkn
Chapter 13

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO WELLS
FARGO BANK SOUTHWEST, N.A.
FORMERLY KNOWN AS WACHOVIA
MORTGAGE, FSB, FKA WORLD
SAVINGS BANK, FSB'S ORDER
TERMINATING AUTOMATIC STAY

Date: March 17, 2010

Time: 1:30 p.m.

1 A hearing on Secured Creditor Wells Fargo Bank, N.A., successor by merger to
2 Wells Fargo Bank Southwest, N.A. formerly known as Wachovia Mortgage, FSB, fka World
3 Savings Bank, FSB's Motion for Relief From the Automatic Stay came on regularly for hearing
4 in the United States Bankruptcy Court before the Honorable Mike K. Nakagawa, Ace Van Patten
5 appearing on behalf of Secured Creditor.

6 The court having duly considered the papers and pleadings on file herein and
7 being fully advised thereon and finding cause therefor:

8 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

9 The automatic stay of 11 United States Code section 362 is hereby immediately
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property
11 under the Note and Deed of Trust encumbering the real property commonly known as 3130
12 Blossom Glen Dr, Henderson, Nevada 89014 ("Real Property"), which is legally described as:

13
14 LOT 29 IN BLOCK 5 OF GREEN VALLEY UNIT
15 NO. 2, AS SHOWN BY MAP THEREOF ON
16 FILE IN BOOK 22 OF PLATS, PAGE 66, IN THE
OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA.

17 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant and/or
18 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
19 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
20 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
21 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
22 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
23 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
24 provide 7 days' notice to the Debtor(s).

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1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may
 2 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan
 3 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and
 4 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to
 5 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this
 6 bankruptcy case.

7 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon entry of
 8 this Order, the Trustee shall cease payment on Secured Creditor's Proof of Claim. Secured
 9 Creditor's Proof of Claim is allowed in the amount of payments made to date by the Trustee.

10 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon
 11 disposition of the Real Property, Secured Creditor may amend said Proof of Claim and share in
 12 any distribution from the date of the filing of the amended Claim pursuant to the confirmed Plan.

13 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Trustee is
 14 not required to recover previous distributions from other creditors for distribution on Secured
 15 Creditor's amended claim. This may result in a percentage of payment on Secured Creditor's
 16 amended Claim different than to other creditors.

17 APPROVED

APPROVED/DISAPPROVED

18 /s/ Thomas E. Crowe

19 THOMAS E. CROWE
 20 DEBTOR(S) ATTORNEY

 RICK A. YARNALL
 TRUSTEE

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ALTERNATIVE METHOD re: RULE 9021:

In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

☐ The court has waived the requirement of approval under LR 9021.

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed written objections.

☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☒ Approved. – Debtor’s Attorney

☐ Disapproved.

☒ Failed to respond. - Trustee

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Submitted by:

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